



Brownhills Road, Walsall Wood
Walsall, WS8 7BS

£140,000

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Paul Carr Estate Agents are pleased to offer for sale this well presented and spacious ground floor maisonette close to local amenities and transport links - ideal for first time buyers, downsizers or investors.

The property comprises as follows:

Entrance is gained via a double-glazed storm porch leading to the entrance hall with large understairs storage cupboard, wood effect flooring and storage heater. There is a spacious lounge overlooking the rear garden and storage heater. The kitchen has a tiled floor, matching base and wall mounted storage cupboards, working surfaces, single drainer sink unit, electric cooker, dishwasher and splash back tiling. There are two double bedrooms to the front elevation, modern bathroom with white suite and electric shower.

Externally, there is an enclosed communal rear garden which leads to the garage en-block plus parking space and visitor parking.

The property is being sold with no upward chain.





Property Specification

GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
LIGHT OAK EFFECT KITCHEN WITH TILED FLOOR
ENCLOSED STORM PORCH
HALLWAY WITH UNDER STAIRS STORAGE CUPBOARD

Entrance Porch

Entrance Hallway

Lounge/Diner 15' 3" x 12' 2" (4.65m x 3.70m)

Kitchen 8' 9" x 7' 2" (2.66m x 2.19m)

Bedroom One 13' 5" x 10' 6" max (4.10m x 3.20m max)

Bedroom Two 11' 2" x 10' 4" (3.41m x 3.16m)

Bathroom 8' 10" x 5' 7" (2.7m x 1.7m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: A
Tenure: Leasehold approx. 943 years remaining, 999 years from June 1970
Ground Rent: £50 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

